City of Dublin
OHIO, USA

RECORD OF ACTION

Planning & Zoning Commission

Thursday, December 12, 2019 | 6:30 pm

The Planning and Zoning Commission took the following action at this meeting:

1. Athletic Republic **6175 Shamrock Court**
19-112CU **Conditional Use**

Proposal:	To allow an indoor recreation use within an existing tenant space, zoned Technology Flex District.
Location:	West of Shamrock Court, ±600 feet south of the intersection with Shier Rings Road.
Request:	Review and approval of a Conditional Use under the provisions of Zoning Code Section 153.236.
Applicant:	Andrew Coutts
Planning Contact:	Zachary Hounshell, Planner I
Contact Information:	614.410.4652, zhounshell@dublin.oh.us
Case Information:	www.dublinohiousa.gov/pzc/19-112

MOTION: Ms. Kennedy moved, Ms. Call seconded, to approve the Conditional Use without conditions.

VOTE: 6 - 0

RESULT: The Conditional Use was approved.

RECORDED VOTES:

Victoria Newell	Yes
Jane Fox	Yes
Warren Fishman	Yes
Kristina Kennedy	Yes
William Wilson	Absent
Mark Supelak	Yes
Rebecca Call	Yes

STAFF CERTIFICATION

Zachary Hounshell, Planner I

City of Dublin
OHIO, USA

RECORD OF ACTION

Planning & Zoning Commission

Thursday, December 12, 2019 | 6:30 pm

The Planning and Zoning Commission took the following action at this meeting:

2. Oak Park **7050 & 7055 Oak Park Boulevard**
19-100Z-PDP **Rezoning with Preliminary Development Plan**

Proposal:	Rezoning ±3.47 acres within the Oak Park neighborhood (currently a portion of Subarea E) from commercial to residential to allow 12 single-family homes and 0.66 acres of open space.
Location:	West of Hyland-Croy Road, southwest of the intersection with Brand Road.
Request:	Review and recommendation of approval to City Council for Rezoning with a Preliminary Development Plan under the provisions of Zoning Code Sections 153.050-153.056.
Applicant:	Christopher Cline, Attorney – Haynes, Kessler, Myers and Postalakis
Planning Contact:	Chase J. Ridge, AICP Candidate, Planner I
Contact Information:	614.410.4656, cridge@dublin.oh.us
Case Information:	www.dublinohiousa.gov/pzc/19-100

MOTION: Ms. Kennedy moved, Ms. Call seconded, to recommend approval to City Council for the Rezoning with a Preliminary Development Plan with five conditions:

1) That the applicant update the text and plans to create a new Subarea, to clarify the boundaries of this rezoning from the remainder of the neighborhood;

2) That the applicant provide a topography map and associated materials as outlined in Zoning Code Section 153.054(B)(5)(f);

3) That the applicant provide a tree replacement plan with the submission of the Final Development Plan;

4) That the applicant work with Staff to ensure that all improvements are within the boundary of the rezoning area prior to the Final Development Plan submission; and

5) That the applicant continue to work with staff to ensure that all proposed driveways are able to be constructed to Zoning Code standards prior to the Final Development Plan submission.

VOTE: 4 - 2

RESULT: The Rezoning with a Preliminary Development Plan was recommended for approval to City Council.

PLANNING 5800 Shier Rings Road Dublin, Ohio 43016 phone 614.410.4600 fax 614.410.4747 **dublinohiousa.gov**

EVERYTHING GROWS HERE.

2. Oak Park
19-100Z-PDP

7050 & 7055 Oak Park Boulevard
Rezoning with Preliminary Development Plan

RECORDED VOTES:

Victoria Newell	Yes
Jane Fox	No
Warren Fishman	No
Kristina Kennedy	Yes
William Wilson	Absent
Mark Supelak	Yes
Rebecca Call	Yes

STAFF CERTIFICATION

Chase J. Ridge, AICP Candidate, Planner I

PLANNING 5800 Shier Rings Road Dublin, Ohio 43016 phone 614.410.4600 fax 614.410.4747 **dublinohiousa.gov**

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OHIO, USA

RECORD OF ACTION

Planning & Zoning Commission

Thursday, December 12, 2019 | 6:30 pm

The Planning and Zoning Commission took the following action at this meeting:

3. Oak Park
19-101PP

7050 & 7055 Oak Park Boulevard
Preliminary Plat

Proposal:	Subdivide ±3.47 acres within the Oak Park neighborhood into 12 single-family lots and two open space reserves.
Location:	West of Hyland-Croy Road, southwest of the intersection with Brand Road.
Request:	Review and recommendation of approval to City Council under the provisions of Zoning Code Sections 153.050-153.056.
Applicant:	Christopher Cline, Attorney – Haynes, Kessler, Myers and Postalakis
Planning Contact:	Chase J. Ridge, AICP Candidate, Planner I
Contact Information:	614.410.4656, cridge@dublin.oh.us
Case Information:	www.dublinohiousa.gov/pzc/19-101

MOTION: Ms. Kennedy moved, Ms. Call seconded, to recommend approval to City Council for a Preliminary Plat with three conditions:

1) That the applicant ensures that any minor technical adjustments and updates to the plat are mde in accordance with the accompanying Preliminary Development Plan prior to City Council submittal;

2) That the applicant continue to work with Staff to ensure that all improvements are made within the geographical boundaries of this plat prior to review and recommendation of the Preliminary Plat by City Council; and

3) That the applicant revise the drawings to reflect the correct on-street parking dimensions prior to review and determination of the Preliminary Plat by City Council.

VOTE: 4 - 2

RESULT: The Preliminary Plat was recommended for approval to City Council.

RECORDED VOTES:

Victoria Newell	Yes
Jane Fox	No
Warren Fishman	No
Kristina Kennedy	Yes
William Wilson	Absent
Mark Supelak	Yes
Rebecca Call	Yes

STAFF CERTIFICATION

Chase Ridge

Chase J. Ridge, AICP Candidate, Planner I

City of Dublin
OHIO, USA

RECORD OF ACTION

Planning & Zoning Commission

Thursday, December 12, 2019 | 6:30 pm

The Planning and Zoning Commission took the following action at this meeting:

4. The Overlook at Tartan Ridge **McKitrick and Jerome Road**
19-084Z-PDP **Rezoning with Preliminary Development Plan**

Proposal:	To facilitate the future development of 56 single-family lots and 7.9-acres of open space on the 24.55-acre site in Tartan Ridge, Subarea F.
Location:	Northeast of the intersection of Hyland-Croy Road and McKitrick Road.
Request:	Review and recommendation of approval to City Council for Rezoning with a Preliminary Development Plan under the provisions of Zoning Code Sections 153.050-153.056.
Applicant:	Gary Smith, G2 Planning & Design
Planning Contact:	Chase J. Ridge, AICP Candidate, Planner I
Contact Information:	614.410.4656, cridge@dublin.oh.us
Case Information:	www.dublinohiousa.gov/pzc/19-094

MOTION: Ms. Kennedy moved, Mr. Fishman seconded, to recommend approval to City Council for Rezoning with a Preliminary Development Plan with five conditions:

1) That the Preliminary Development Plan subarea map be revised to include the existing stormwater management pond in the southeast portion of the site that is to be redesigned, prior to Council review;

2) That the applicant continue to work with Staff to ensure that the street names and naming method are appropriate;

3) That the applicant work with Staff to clarify HOA membership;

4) That the applicant remove the dry basin, add green space in the area and landscape material in the area, subject to Staff approval; and

5) That the applicant provide opaque landscaping on the mound along Hyland Croy Road.

VOTE: 6 - 0

RESULT: The Rezoning with a Preliminary Development Plan was recommended for approval to City Council.

PLANNING 5800 Shier Rings Road Dublin, Ohio 43016 phone 614.410.4600 fax 614.410.4747 **dublinohiousa.gov**

EVERYTHING GROWS HERE.

4. The Overlook at Tartan Ridge **McKitrick and Jerome Road**
19-084Z-PDP **Rezoning with Preliminary Development Plan**

RECORDED VOTES:

Victoria Newell	Yes
Jane Fox	Yes
Warren Fishman	Yes
Kristina Kennedy	Yes
William Wilson	Absent
Mark Supelak	Yes
Rebecca Call	Yes

STAFF CERTIFICATION

Chase J. Ridge, AICP Candidate, Planner I

PLANNING 5800 Shier Rings Road Dublin, Ohio 43016 phone 614.410.4600 fax 614.410.4747 **dublinohiousa.gov**

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RECORD OF ACTION

Planning & Zoning Commission

Thursday, December 12, 2019 | 6:30 pm

The Planning and Zoning Commission took the following action at this meeting:

5. The Overlook at Tartan Ridge **McKitrick and Jerome Road**
19-085PP **Preliminary Plat**

Proposal:	Subdivide ±24.55 acres in the Tartan Ridge neighborhood into 56 single-family lots, rights-of-way for five public streets, and two open space reserves.
Location:	Northeast of the intersection of Hyland-Croy Road and McKitrick Road.
Request:	Review and recommendation of approval to City Council for a Preliminary Plat under the provisions of Zoning Code Sections 153.050-153.056.
Applicant:	Gary Smith, G2 Planning & Design
Planning Contact:	Chase J. Ridge, AICP Candidate, Planner I
Contact Information:	614.410.4656, cridge@dublin.oh.us
Case Information:	www.dublinohiousa.gov/pzc/19-085

MOTION: Ms. Call moved, Ms. Kennedy seconded, to recommend approval to City Council for a Preliminary Plat with four conditions:

1) That the applicant ensures that any minor technical adjustments and updates to the plat in accordance with the accompanying Preliminary Development Plan are made prior to City Council submittal;

2) That the applicant continue to work with Staff to ensure that the street names are approved and indicated appropriately on the plat; and

3) That the applicant revise the Preliminary Plat prior to Council review to reflect a typical chamfer at the corner of Hyland-Croy Road and McKitrick Road, as required by Code; and

4) That the applicant revise the plat to accurately display the planned 100-foot right–of-way for Hyland Croy Road.

VOTE: 6 - 0

RESULT: The Preliminary Plat was recommended to City Council for approval.

RECORDED VOTES:

Victoria Newell	Yes
Jane Fox	Yes
Warren Fishman	Yes
Kristina Kennedy	Yes
William Wilson	Absent
Mark Supelak	Yes
Rebecca Call	Yes

STAFF CERTIFICATION

Chase Ridge

Chase J. Ridge, AICP Candidate, Planner I

City of Dublin
OHIO, USA

RECORD OF ACTION

Planning & Zoning Commission

Thursday, December 12, 2019 | 6:30 pm

The Planning and Zoning Commission took the following action at this meeting:

6. Dublin Gateway (Gorden Development) 7270 & 7150 Hyland-Croy Road
17-061Z-PDP-PP Rezoning with Preliminary Development Plan

Proposal:	Rezoning ±45.4 acres from Rural District to Planned Unit Development District to facilitate the future development of 91 single-family homes and up to 200 living units for seniors with varying levels of care in one or more buildings and ±12.7 acres of open space.
Location:	Northeast of the intersection of Hyland-Croy Road and Post Road.
Request:	Review and recommendation of approval to City Council under the provisions of Zoning Code Sections 153.050-153.056.
Applicant:	Wes Smith, Schottenstein Real Estate Group, and Laura Comek, Laura M. Comek Law LLC
Planning Contact:	Claudia D. Husak, AICP, Senior Planner
Contact Information:	614.410.4675, chusak@dublin.oh.us
Case Information:	www.dublinohiousa.gov/pzc/17-061

MOTION: Ms. Call moved, Mr. Supelak seconded, to table Cases 6 and 7.

VOTE: 6 - 0

RESULT: The Rezoning with Preliminary Development Plan was tabled, as requested by the applicant.

RECORDED VOTES:

Victoria Newell	Yes
Jane Fox	Yes
Warren Fishman	Yes
Kristina Kennedy	Yes
William Wilson	Absent
Mark Supelak	Yes
Rebecca Call	Yes

STAFF CERTIFICATION

Claudia D. Husak, AICP
Senior Planner/Current Planning Manager

City of Dublin
OHIO, USA

RECORD OF ACTION

Planning & Zoning Commission

Thursday, December 12, 2019 | 6:30 pm

The Planning and Zoning Commission took the following action at this meeting:

7. Dublin Gateway (Gorden Development) 17-061Z-PDP-PP — **7270 & 7150 Hyland-Croy Road Preliminary Plat**

Proposal:	Subdivide ±45.4 acres into one lot for a senior care facility and 91 single-family lots, rights-of-way for five public streets, and six open space reserves.
Location:	Northeast of the intersection of Hyland-Croy Road and Post Road.
Request:	Review and recommendation of approval to City Council for a Preliminary Plat under the provisions of Zoning Code Sections 153.050-153.056.
Applicant:	Wes Smith, Schottenstein Real Estate Group, and Laura Comek, Laura M. Comek Law LLC
Planning Contact:	Claudia D. Husak, AICP, Senior Planner
Contact Information:	614.410.4675, chusak@dublin.oh.us
Case Information:	www.dublinohiousa.gov/pzc/17-061

MOTION: Ms. Call moved, Mr. Supelak seconded, to table Cases 6 and 7.

VOTE: 6 - 0

RESULT: The Preliminary Plat was tabled, as requested by the applicant.

RECORDED VOTES:

Victoria Newell	Yes
Jane Fox	Yes
Warren Fishman	Yes
Kristina Kennedy	Yes
William Wilson	Absent
Mark Supelak	Yes
Rebecca Call	Yes

STAFF CERTIFICATION

Claudia D. Husak, AICP
Senior Planner/Current Planning Manager